



# YORK ROAD PAD SITE

936 YORK ROAD | TOWSON, MARYLAND 21204

FOR  
**GROUND  
LEASE**



FAIRMOUNT AVE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

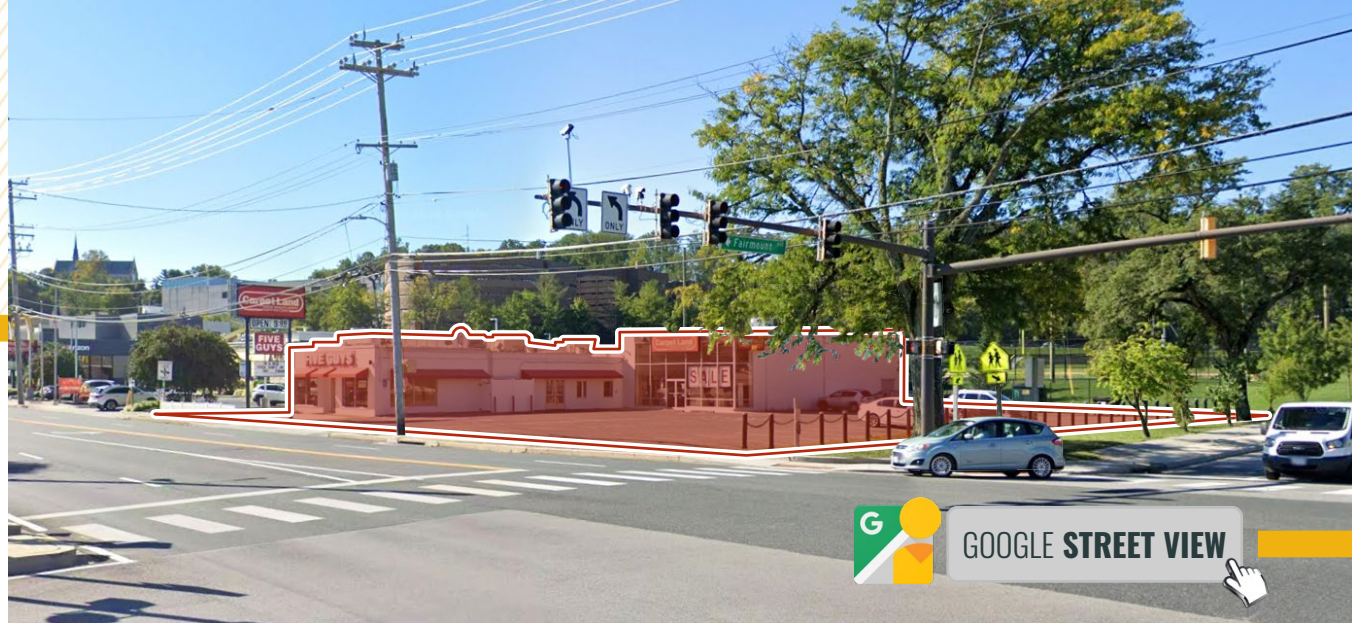


# PROPERTY OVERVIEW

## HIGHLIGHTS:

- .60 Acre retail pad site with great visibility at the signalized intersection of York Road and Fairmount Avenue with over **60,000 vehicles per day ±**
- 40+ parking spaces on-site
- Nearby amenities include Safeway, Walgreens, CVS, McDonald's, Burger King, Patient First, Verizon
- 1/2 mile from the heart of Towson (Towson Town Center, Towson Square, Circle East)
- Easy access to I-695 and I-83

LOT SIZE:	.60 ACRES ±
TRAFFIC COUNT:	41,891 AADT (YORK ROAD/RT. 45) 18,930 AADT (FAIRMOUNT AVE)
PARKING:	40 SURFACE SPACES
ZONING:	BR (BUSINESS ROADSIDE)
RENTAL RATE:	NEGOTIABLE





# SITE PLAN: EXISTING CONDITIONS

CARVER CENTER  
FOR ARTS &  
TECHNOLOGY



**CEILING HEIGHT**

- Ⓐ 15'-11" TO CEILING TILE;  
16'-11" TO STEEL
- Ⓑ 10'-1" TO CEILING TILE;  
11'-10" TO STEEL
- Ⓒ 8'-9" TO CEILING TILE;  
9'-11" TO STEEL

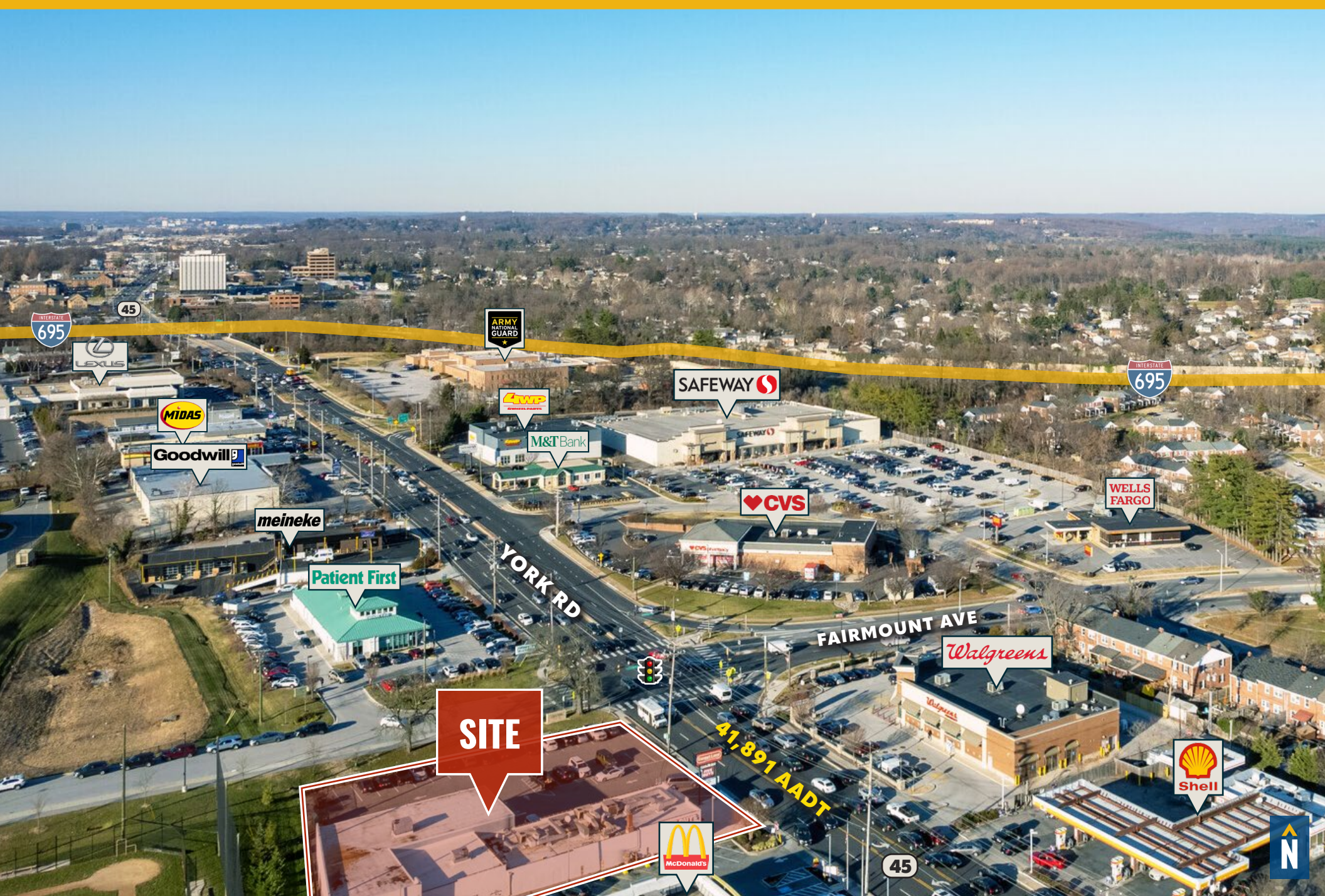
**YORK RD 41,891 AADT**

**45**





# LOCAL BIRDSEYE



INTERSTATE 695

45



meineke

Patient First



M&T Bank

SAFeway



WELLS FARGO

YORK RD

FAIRMOUNT AVE

Walgreens

SITE

41,891 AADT

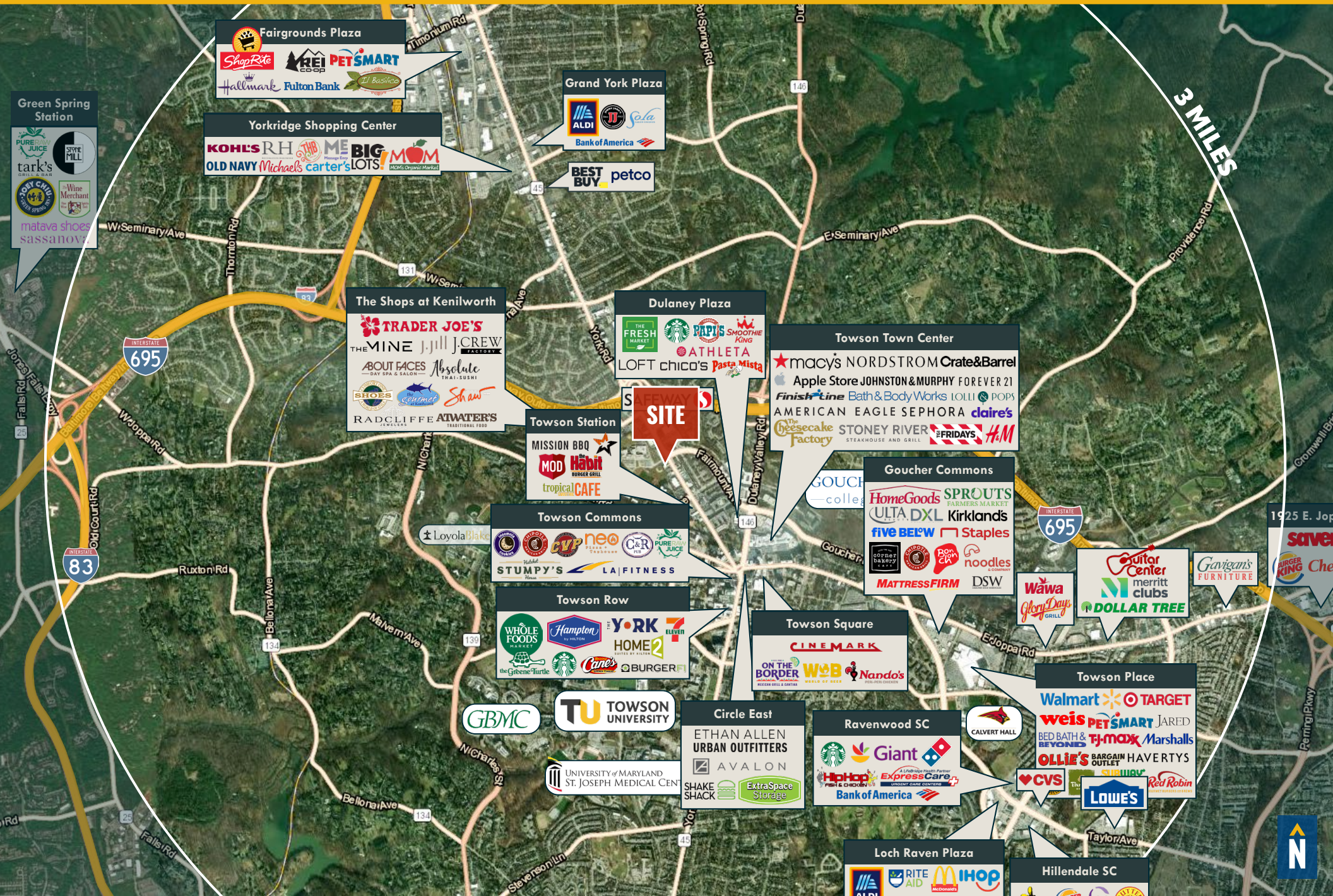


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# TOWSON TRADE AREA





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



19,849

103,358

282,179

## DAYTIME POPULATION



36,338

119,190

277,291

## AVERAGE HOUSEHOLD INCOME



\$113,041

\$149,055

\$129,241

## NUMBER OF HOUSEHOLDS



8,502

39,756

113,647

## MEDIAN AGE

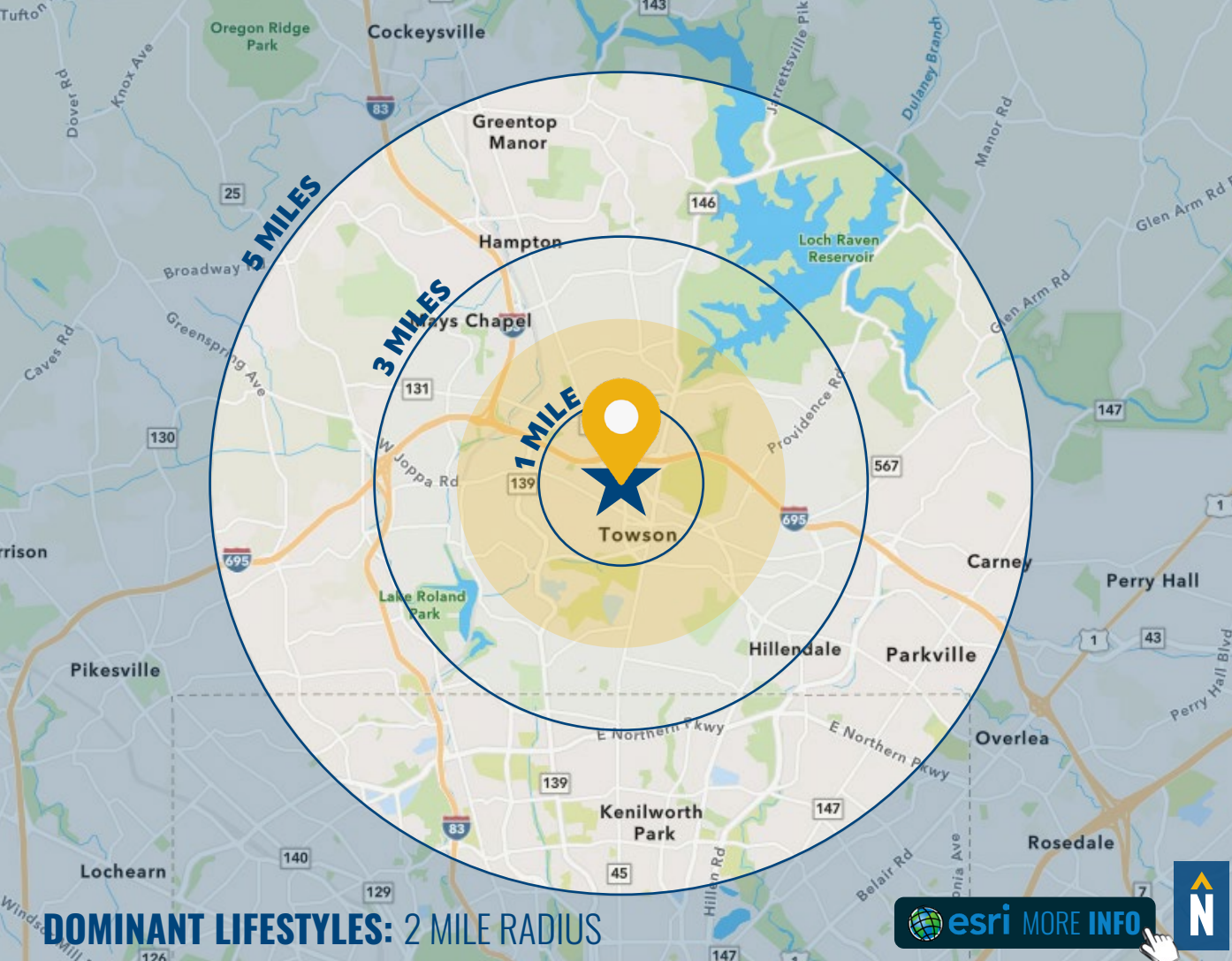


37.7

39.4

39.8

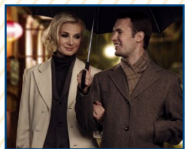
[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

**17%**  
URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**

Median Household Income: **\$109,400**

**16%**  
COLLEGE TOWNS



This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

Median Age: **24.5**

Median Household Income: **\$32,200**

**11%**  
GOLDEN YEARS



Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

Median Age: **52.3**

Median Household Income: **\$71,700**



# FOR MORE INFO CONTACT:



## MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



## JOHN HARRINGTON

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4863

JHARRINGTON@mackenziecommercial.com



## TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



# MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

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[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



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